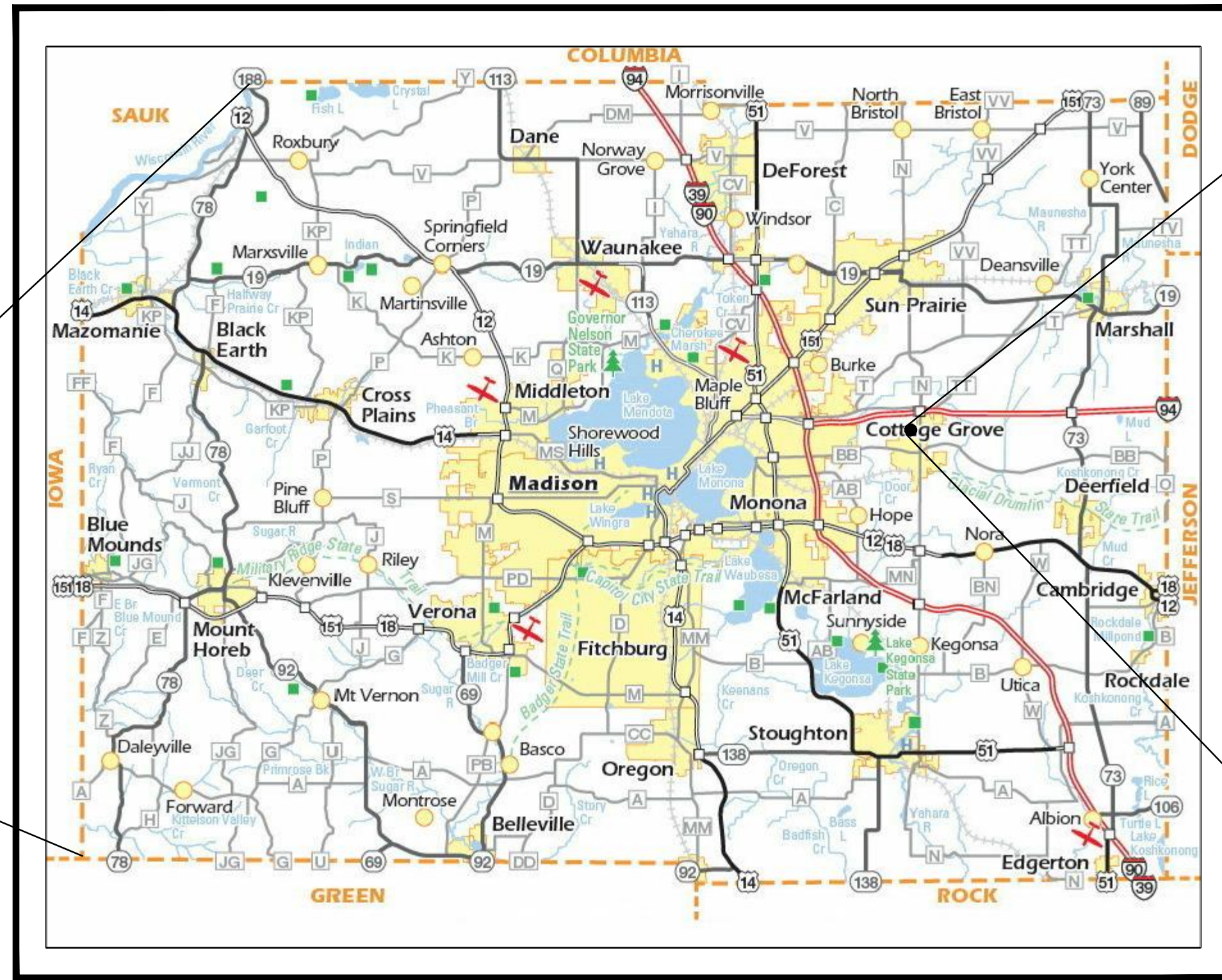
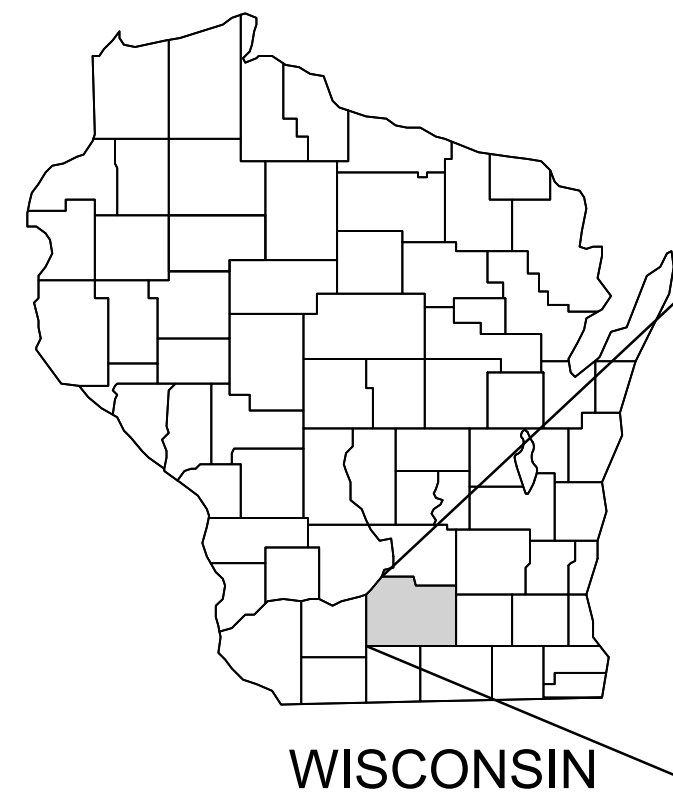
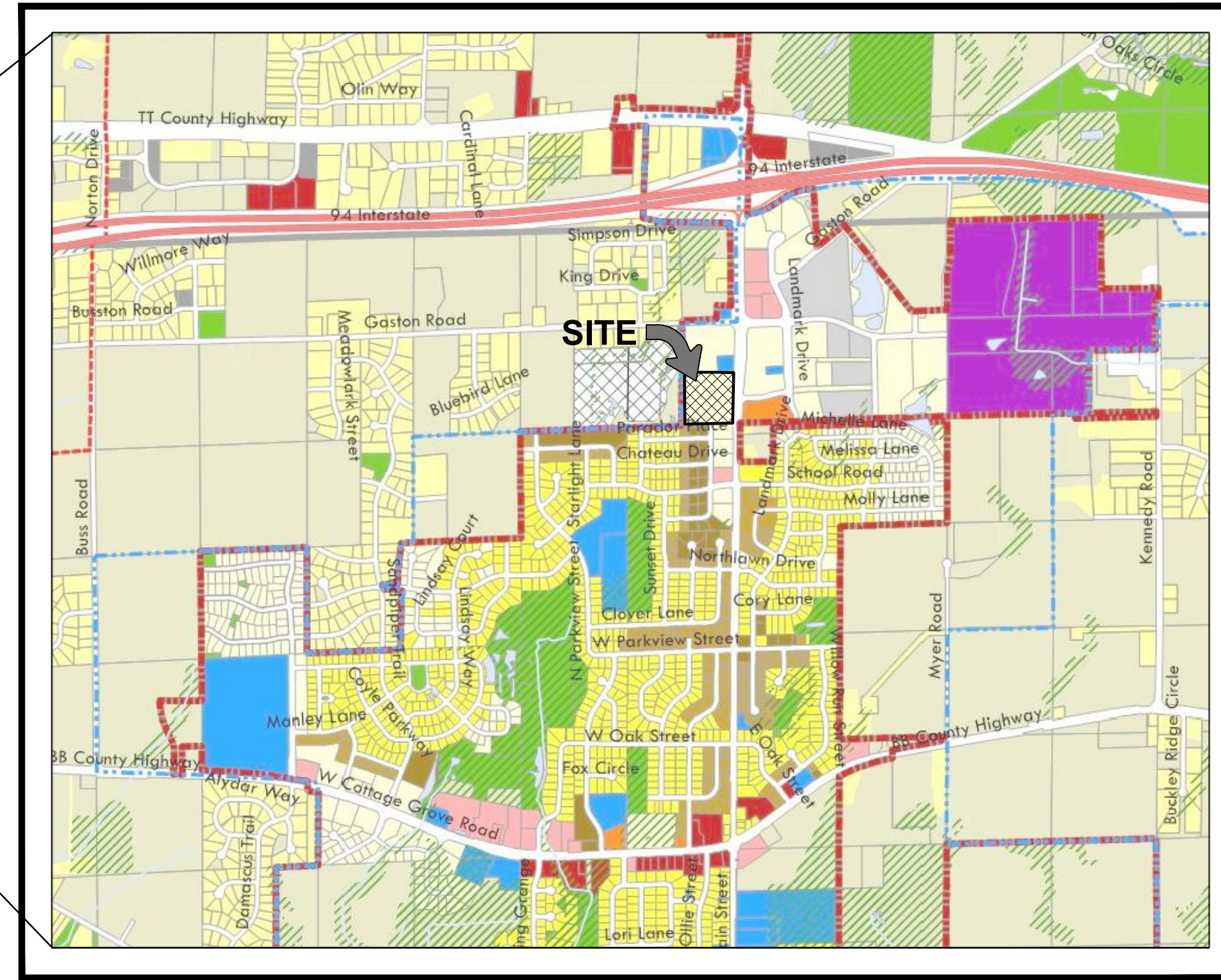


DEVELOPMENT PLANS
FOR
COTTAGE GROVE COMMONS - PHASE 2
LOCATED IN
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI



DANE COUNTY
SCALE: NTS



LOCATION MAP
SCALE: NTS

OWNER / DEVELOPER

CF INVESTMENTS, LLC
3636 SKYTOP ROAD
MCFARLAND, WI 53558
608-576-4309

 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = NTS	
Technician: TECH	Date: 09-24-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0856.30			Sheet G 100

COTTAGE GROVE COMMONS - PHASE 2
TITLE SHEET
VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI
SNYDER & ASSOCIATES, INC.
5010 VOEGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com


SNYDER & ASSOCIATES

LEGEND

FEATURES	EXISTING
Spot Elevation	
Contour Elevation	
Fence (Barbed, Field, Hog)	
Fence (Chain Link)	
Fence (Wood)	
Fence (Silt)	
Tree Line	
Tree Stump	
Deciduous Tree \ Shrub	
Coniferous Tree \ Shrub	
Communication	
Overhead Communication	
Fiber Optic	
Underground Electric	
Overhead Electric	
Gas Main with Size	
High Pressure Gas Main with Size	
Water Main with Size	
Sanitary Sewer with Size	
Duct Bank	
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	
Above Ground Storage Tank	
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

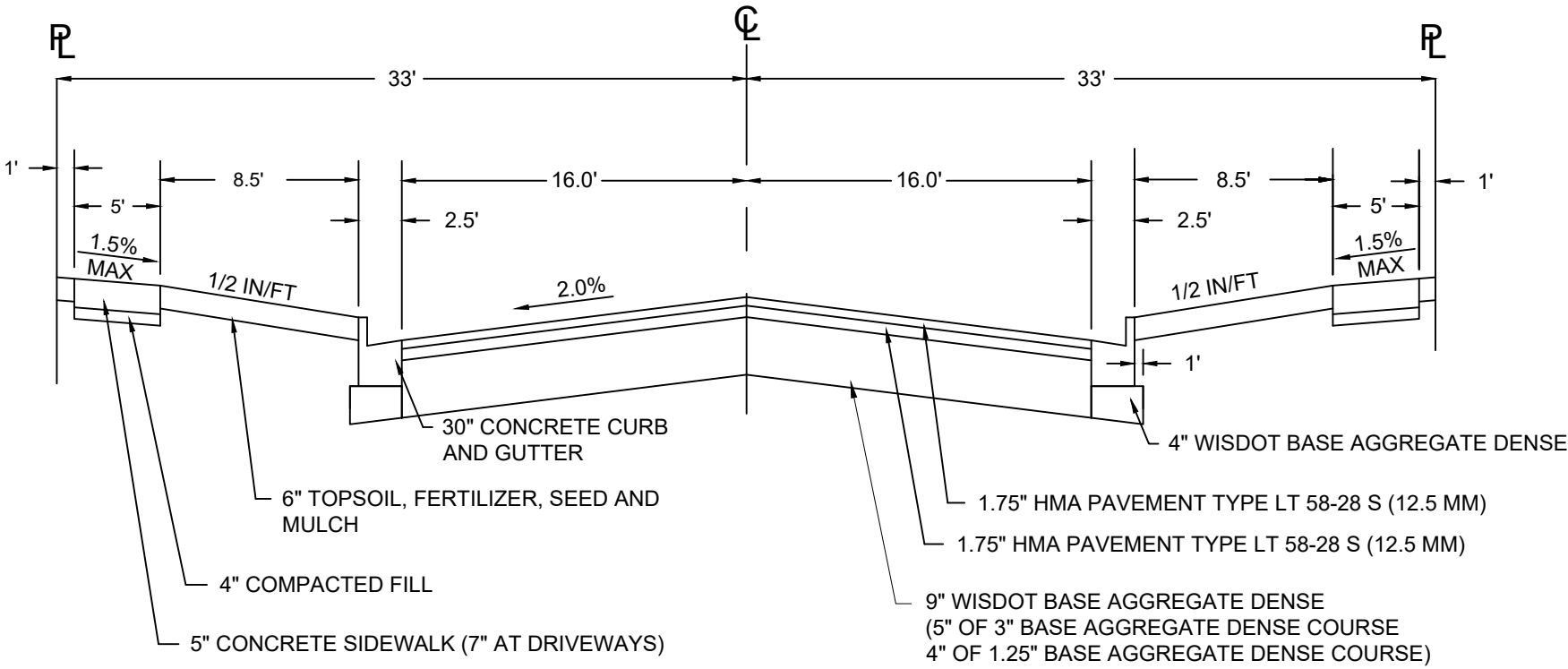
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

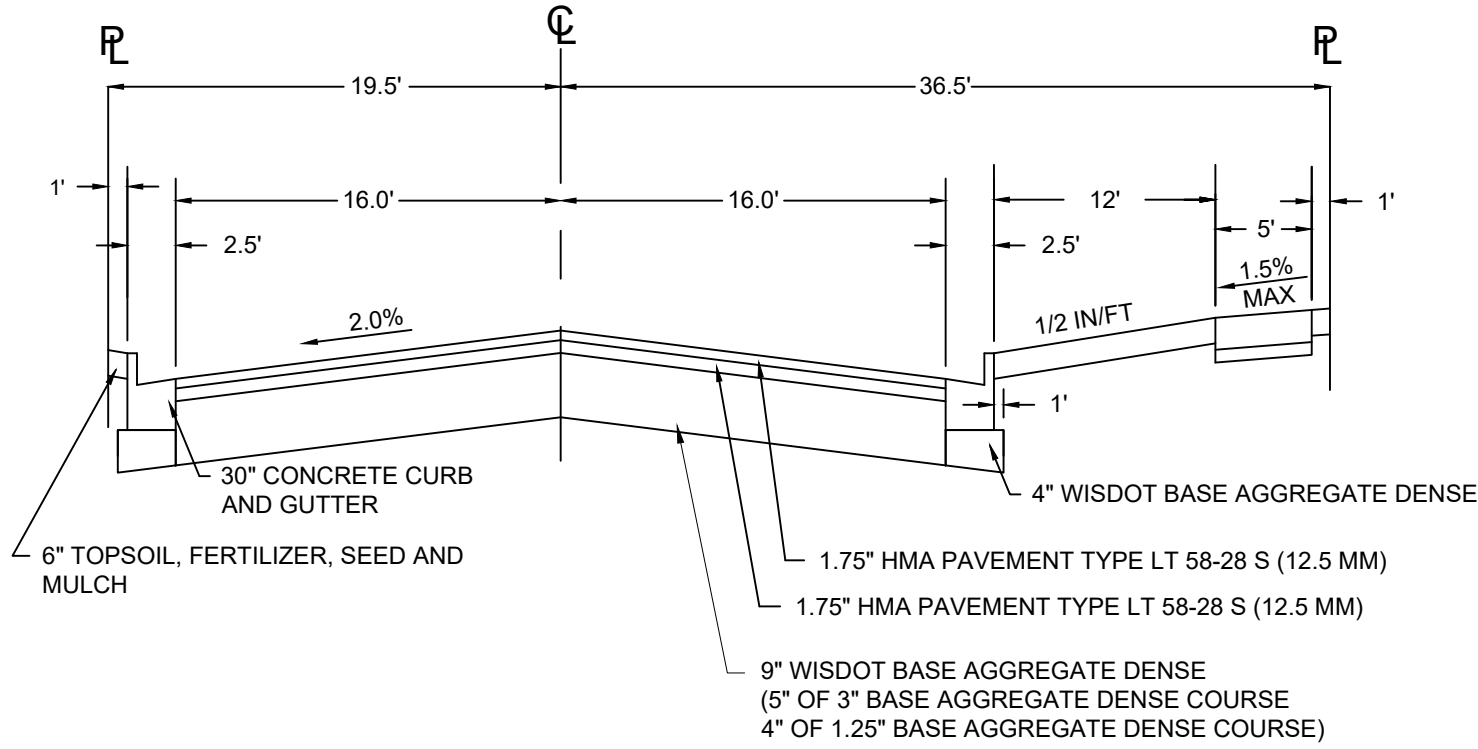
NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- B. ALL PUBLIC IMPROVEMENTS SHALL FOLLOW VILLAGE OF COTTAGE GROVE STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS (JULY 2016).
- C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- E. NOTIFY OWNER, ENGINEER, AND UTILITY PROVIDERS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTANENCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER AND THE OWNER PRIOR TO CONSTRUCTION.
- Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.



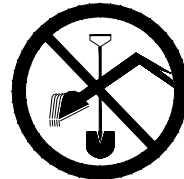
TYPICAL FINISHED SECTION
NORTH WINDSOR AVE.

66' RIGHT-OF-WAY
36' FACE-FACE STREET WIDTH



TYPICAL FINISHED SECTION
LIMESTONE PASS

56' RIGHT-OF-WAY
36' FACE-FACE STREET WIDTH



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

COTTAGE GROVE COMMONS - PHASE 2

GENERAL INFORMATION

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0856.30

Sheet G 101

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet G 101

Project No: 120.0856.30

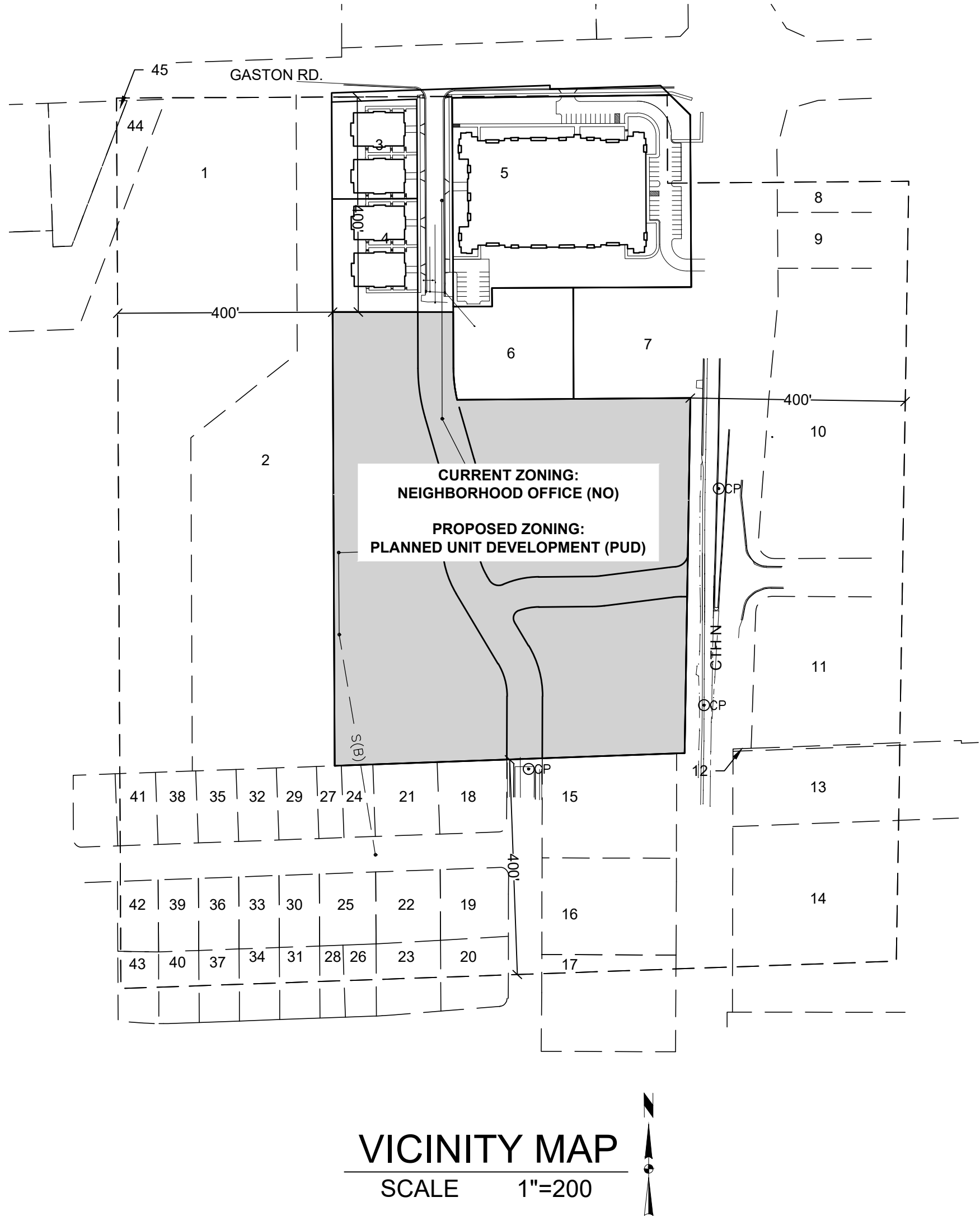
Sheet G 101

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V:\projects\2020\120.0856.30\CD\120856_30.dwg BRAN 4/24/2020 3:27 PM, AND FULL BLEED D (4.00 X 22.00 INCHES)

NUMBER	OWNER	PARCEL
1	DWIGHT D HUSTON & DALE R HUSTON 2543 GASTON RD COTTAGE GROVE, WI 53527	071104293208
2	DWIGHT D HUSTON & DALE R HUSTON ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104295608
3	COTTAGE GROVE COMMONS, LLC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104295461
4	COTTAGE GROVE COMMONS, LLC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104295301
5	COTTAGE GROVE COMMONS, LLC 2515 GASTON RD COTTAGE GROVE, WI 53527	071104295601
6	VILLAGE OF COTTAGE GROVE ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104295751
7	PRAIRIE CEMETERY ASSOC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104299417
8	BOJO PROPERTIES, LLC 1599 LANDMARK DR COTTAGE GROVE, WI 53527	071104120251
9	JSB ENTERPRISES, LLC 1579 LANDMARK DR COTTAGE GROVE, WI 53527	071104120501
10	VILLAGE OF COTTAGE GROVE ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104120751
11	LANDMARK SERVICES COOPERATIVE 1401 LANDMARK DR COTTAGE GROVE, WI 53527	071104120101
12	COUNIHAN REV LIVING TR, GRAHAM J ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104192522
13	COUNIHAN REV LIVING TR, GRAHAM J 4618 COUNTY HIGHWAY N COTTAGE GROVE, WI 53527	071104485902
14	JEFFREY A BOWERS & JOSEPH D BOWERS 4618 COUNTY HIGHWAY N COTTAGE GROVE, WI 53527	071104486009
15	HOMBURG EQUIPMENT INC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104300066
16	HOMBURG EQUIPMENT INC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104300173
17	HOMBURG EQUIPMENT INC ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104300280
18	RICHARD F SCHMITZ & CATHERINE C SCHMITZ 207 PARADOR PL COTTAGE GROVE, WI 53527	071104304133
19	OWNER NOT PROVIDED 1215 N WINDSOR AVE COTTAGE GROVE, WI 53527	071104305123
20	L CONNOR LLC 1215 N WINDSOR AVE COTTAGE GROVE, WI 53527	071104305230
21	LEONARD V KAPLAN & MARTHA A KAPLAN 215 PARADOR PL COTTAGE GROVE, WI 53527	071104304026
22	BRUCE A LANGER 208 PARADOR PL COTTAGE GROVE, WI 53527	071104305016
23	MATTHEW W KORNSTEDT & JENNIFER S KORNSTEDT 215 CHATEAU DR COTTAGE GROVE, WI 53527	071104305347

24	JUDAH B RINZEL 217 PARADOR PL COTTAGE GROVE, WI 53527	071104303941
25	OWNER NOT PROVIDED 218 PARADOR PL COTTAGE GROVE, WI 53527	071104304900
26	JESSICA MUELLER 217 CHATEAU DR COTTAGE GROVE, WI 53527	071104305481
27	JESSICA L GROSSO 219 PARADOR PL COTTAGE GROVE, WI 53527	071104303871
28	CONSTANCE DREGER & CHANDRA KLEINSMITH 219 CHATEAU DR COTTAGE GROVE, WI 53527	071104305411
29	SHANNON DORN 223 PARADOR PL COTTAGE GROVE, WI 53527	071104303803
30	NENG YANG & KAZOUA X YANG 224 PARADOR PL COTTAGE GROVE, WI 53527	071104304795
31	LANCE H COOK & STEPHANIE J COOK 223 CHATEAU DR COTTAGE GROVE, WI 53527	071104305561
32	RAYMOND E JOHNSTON & VIRGINIA A JOHNSTON 227 PARADOR PL COTTAGE GROVE, WI 53527	071104303698
33	ERIC T HANNA & AMBER L HANNA 226 PARADOR PL COTTAGE GROVE, WI 53527	071104304688
34	FRANK C MITTERMAYER & SANDRA J MITTERMAYER 227 CHATEAU DR COTTAGE GROVE, WI 53527	071104305678
35	PETER H GREMMER 231 PARADOR PL COTTAGE GROVE, WI 53527	071104303581
36	LONNIE M CROSSON & GORDON G CROSSON 230 PARADOR PL COTTAGE GROVE, WI 53527	071104304571
37	JENNIFER LYNN SEABURY-BALLWEG & MATTHEW D BALLWEG 231 CHATEAU DR COTTAGE GROVE, WI 53527	071104305785
38	STROTHER REV TR 235 PARADOR PL COTTAGE GROVE, WI 53527	071104303474
39	OWNER NOT PROVIDED 234 PARADOR PL COTTAGE GROVE, WI 53527	071104304464
40	OWNER NOT PROVIDED 235 CHATEAU DR COTTAGE GROVE, WI 53527	071104305892
41	TODD A DRAKE & KRISTIN A DRAKE 239 PARADOR PL COTTAGE GROVE, WI 53527	071104303367
42	THOMAS ROSEMEYER & MICHELLE ROSEMEYER 238 PARADOR PL COTTAGE GROVE, WI 53527	071104304357
43	ERIC LANDEN & NICOLE LANDEN 239 CHATEAU DR COTTAGE GROVE, WI 53527	071104306006
44	DWIGHT D HUSTON & DALE R HUSTON ADDRESS NOT PROVIDED COTTAGE GROVE, WI 53527	071104294609
45	BRICE B HAAS & JULIE A HAAS 2565 GASTON RD COTTAGE GROVE, WI 53527	071104296009



COTTAGE GROVE COMMONS - PHASE 2

ZONING

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |

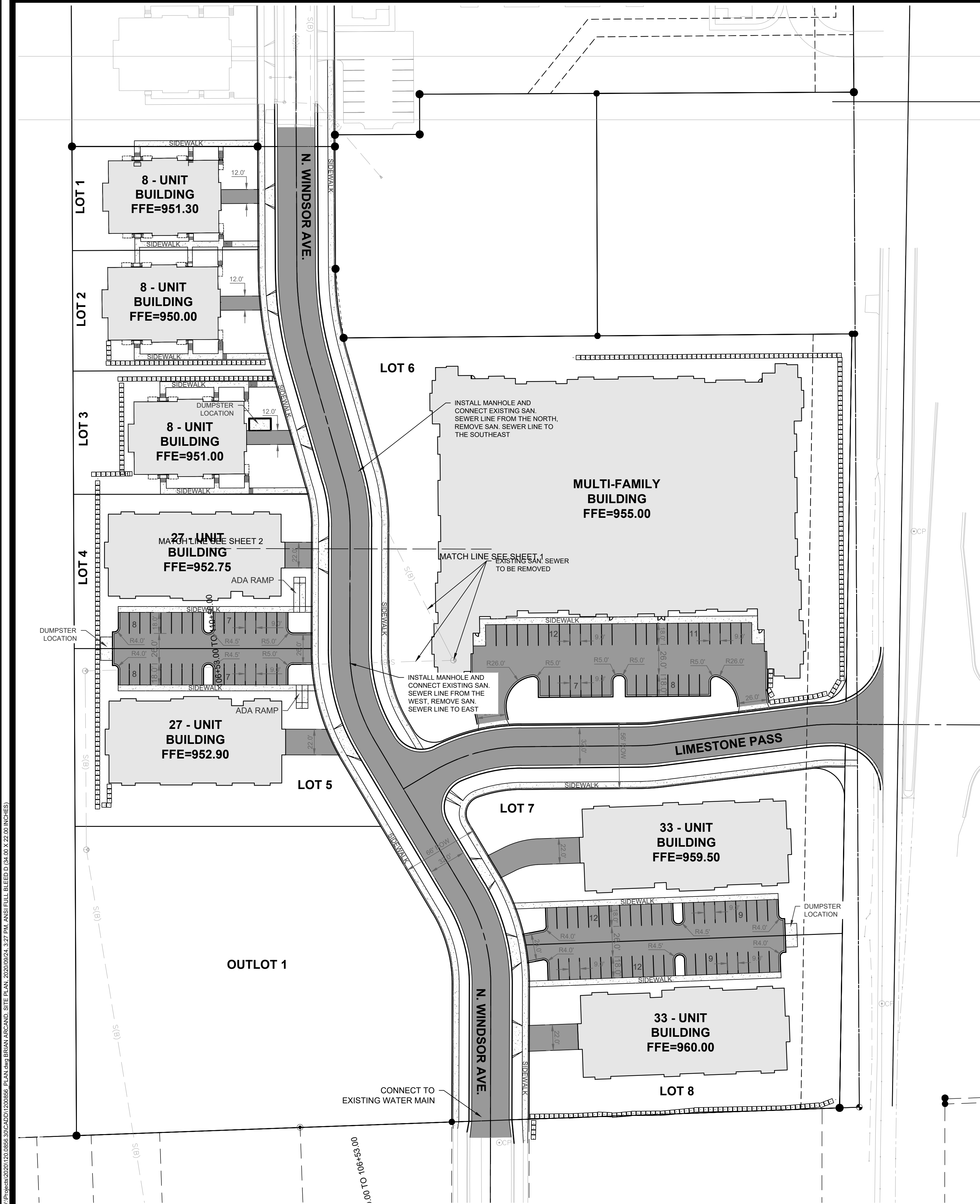


Project No: 120.0856.30

Sheet G 102

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 08-24-2020	T-R-S: TTN-RRW-SS	
Project No: 120.0856.30			Sheet G 102

VP:08/24/2020 12:08:56, DCD:00120856, PLAN:08/24/2020 3:27 PM, ANS FULL BLEED 0 (34.00 X 22.00 INCHES)



PROPERTY DESCRIPTION

LOTS 1 - 8 & OUTLOT 1 -
485,035 SQ. FT. - 11.14 ACRE SITE

BUILDING INFORMATION

(3) 8 DWELLING UNITS
BUILDING HEIGHT - 34'
FLOOR SQ.FT. - 12,200
(NOT INCLUDING UNDERGROUND PARKING)

(2) 27 DWELLING UNITS
BUILDING HEIGHT - 43'
FLOOR SQ.FT. - 32,250
(NOT INCLUDING UNDERGROUND PARKING)

(2) 33 DWELLING UNITS
BUILDING HEIGHT - 34'
FLOOR SQ.FT. - 37,722
(NOT INCLUDING UNDERGROUND PARKING)

TEXAS WRAP
BUILDING HEIGHT - 45'
FLOOR SQ.FT. (RESIDENTIAL) - 149,186
FLOOR SQ.FT. (COMMERCIAL) - 3,148

PARCEL NUMBER

0711-042-9515-1

GENERAL USE

COMMERCIAL AND RESIDENTIAL

PARKING STALL COUNT

8 DWELLING UNITS
ABOVE GROUND = 0
UNDER GROUND = 48 (16 PER BLDG)

27 DWELLING UNITS
ABOVE GROUND = 30
UNDER GROUND = 58 (29 PER BLDG)

33 DWELLING UNITS
ABOVE GROUND = 42
UNDER GROUND = 66 (33 PER BLDG)

TEXAS WRAP
ABOVE GROUND = 38
UNDER GROUND = 250

PARKING TOTAL
ABOVE GROUND = 110
UNDER GROUND = 422

BASE SITE CALCULATIONS

LOT 1 - 14,015 SQ.FT.

PERVIOUS AREA = 6,807 SQ. FT. (48.6% LOT COVERAGE)

IMPERVIOUS AREA = 7,208 SQ. FT. (51.4% LOT COVERAGE)
BUILDING = 6,084 SQ. FT.
SIDEWALK = 735 SQ. FT.
PAVEMENT = 389 SQ. FT.

LOT 2 - 16,630 SQ.FT.

PERVIOUS AREA = 9,421 SQ. FT. (56.7% LOT COVERAGE)

IMPERVIOUS AREA = 7,209 SQ. FT. (43.3% LOT COVERAGE)
BUILDING = 6,084 SQ. FT.
SIDEWALK = 735 SQ. FT.
PAVEMENT = 390 SQ. FT.

LOT 3 - 19,510 SQ.FT.

PERVIOUS AREA = 12,301 SQ. FT. (63% LOT COVERAGE)

IMPERVIOUS AREA = 7,209 SQ. FT. (37% LOT COVERAGE)
BUILDING = 6,084 SQ. FT.
SIDEWALK = 735 SQ. FT.
PAVEMENT = 390 SQ. FT.

LOT 4 - 26,648 SQ.FT.

PERVIOUS AREA = 9,738 SQ. FT. (36.5% LOT COVERAGE)

IMPERVIOUS AREA = 16,910 SQ. FT. (63.5% LOT COVERAGE)
BUILDING = 10,760 SQ. FT.
SIDEWALK = 1,075 SQ. FT.
PAVEMENT = 5,070 SQ. FT.

LOT 5 - 33,817 SQ.FT.

PERVIOUS AREA = 16,907 SQ. FT. (50% LOT COVERAGE)

IMPERVIOUS AREA = 16,910 SQ. FT. (50% LOT COVERAGE)
BUILDING = 10,760 SQ. FT.
SIDEWALK = 1,075 SQ. FT.
PAVEMENT = 5,070 SQ. FT.

LOT 6 - 130,967 SQ.FT.

PERVIOUS AREA = 48,811 SQ. FT. (37.3% LOT COVERAGE)

IMPERVIOUS AREA = 82,156 SQ. FT. (62.7% LOT COVERAGE)
BUILDING = 65,777 SQ. FT.
SIDEWALK = 1,653 SQ. FT.
PAVEMENT = 14,726 SQ. FT.

LOT 7 - 39,714 SQ.FT.

PERVIOUS AREA = 18,111 SQ. FT. (45.6% LOT COVERAGE)

IMPERVIOUS AREA = 21,603 SQ. FT. (54.4% LOT COVERAGE)
BUILDING = 12,624 SQ. FT.
SIDEWALK = 1,130 SQ. FT.
PAVEMENT = 7,849 SQ. FT.

LOT 8 - 39,622 SQ. FT.

PERVIOUS AREA = 18,754 SQ. FT. (47.3% LOT COVERAGE)

IMPERVIOUS AREA = 20,868 SQ. FT. (52.7% LOT COVERAGE)
BUILDING = 12,624 SQ. FT.
SIDEWALK = 1,130 SQ. FT.
PAVEMENT = 7,114 SQ. FT.

COTTAGE GROVE COMMONS - PHASE 2

SITE PLAN

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0856.30

Sheet C 100

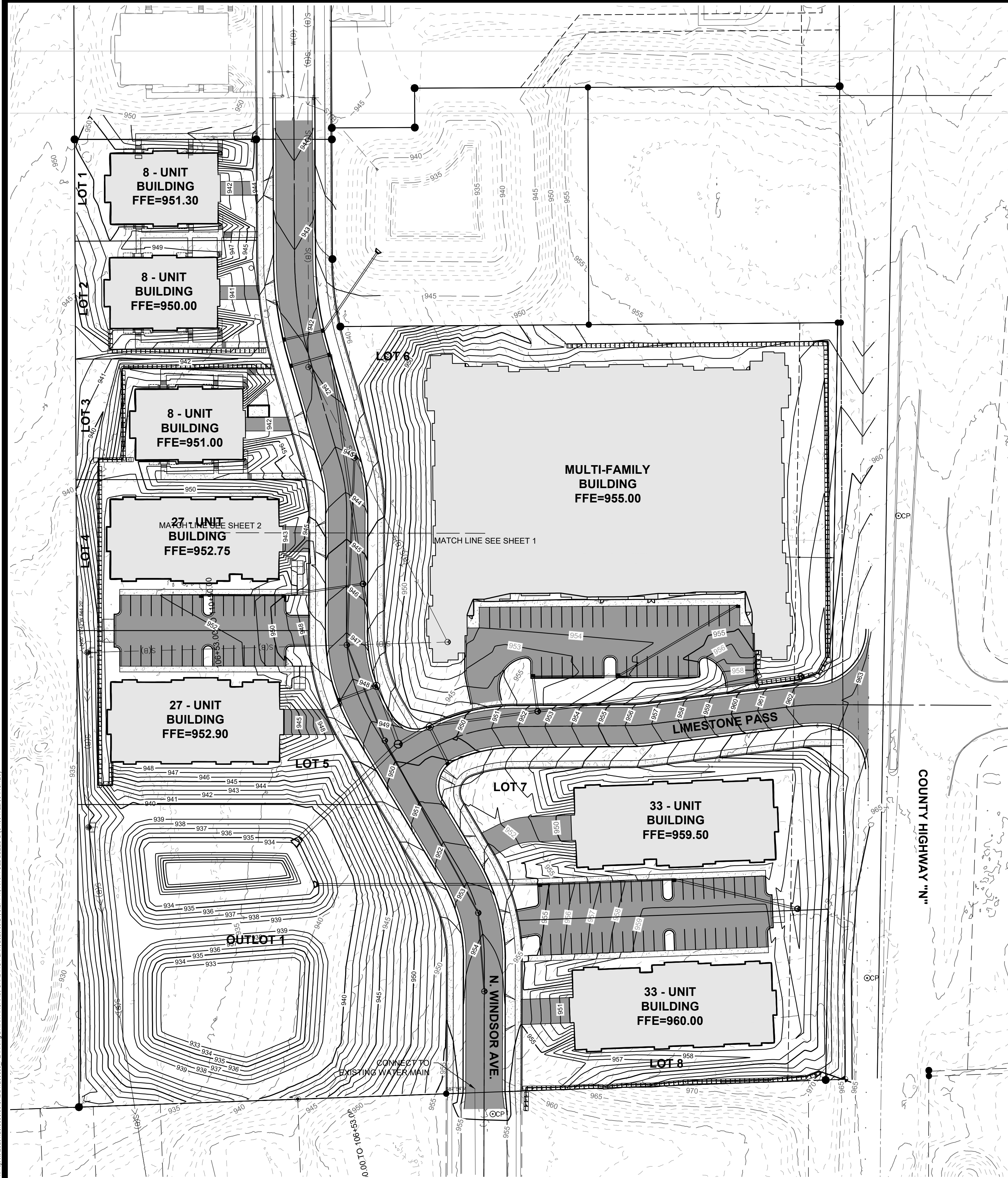
5010 VOICES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet C 100

Project No: 120.0856.30

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 08-24-2020	T-R-S: TTN+RRW+SS	

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COTTAGE GROVE COMMONS - PHASE 2

GRADING PLAN

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0856.30

Sheet C 101

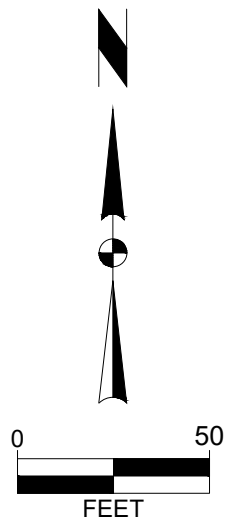
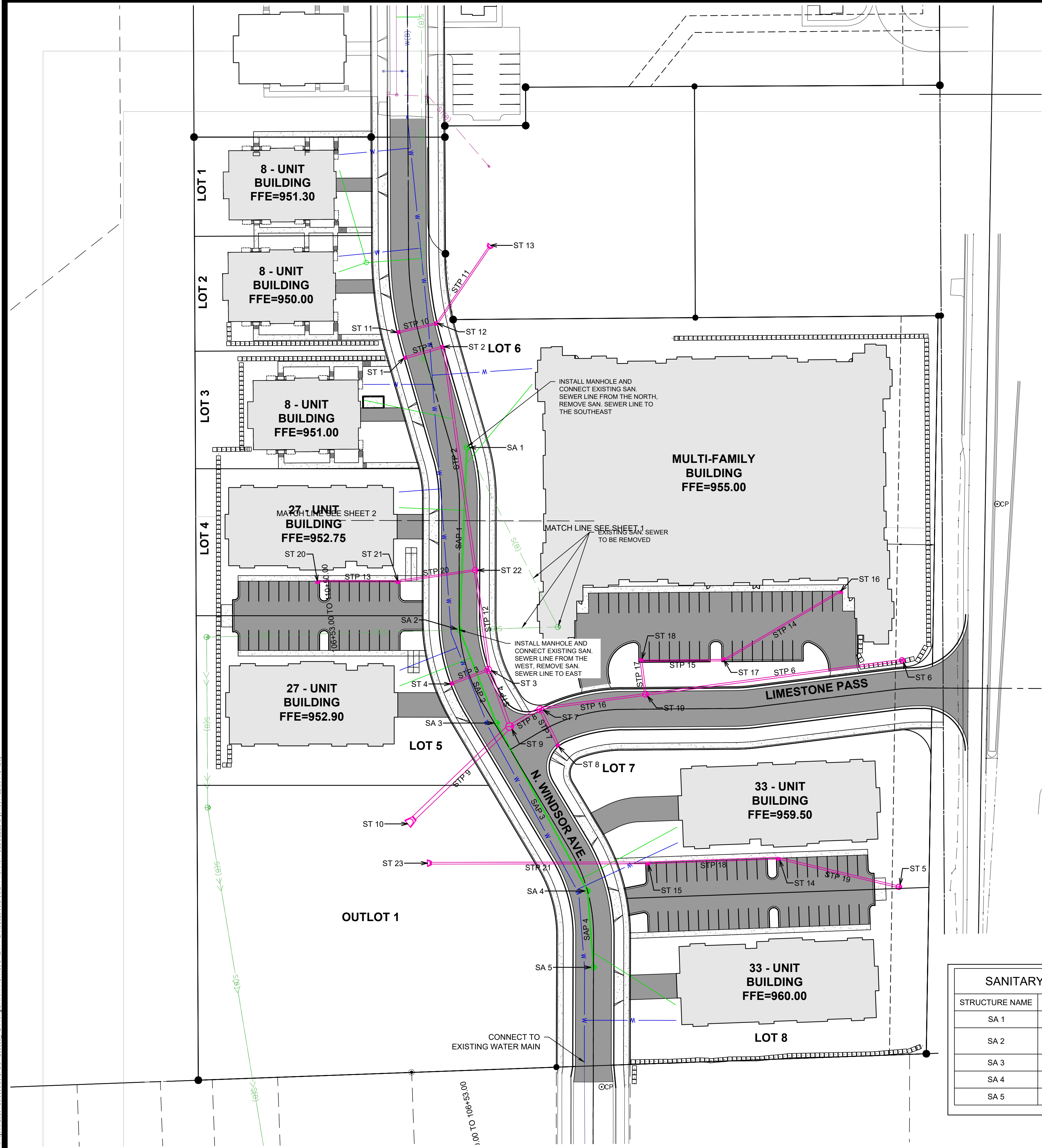
MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 09-24-2020	T-R-S: TTN-RRW-SS	

5010 VOICES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Project No: 120.0856.30

Sheet C 101

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STORM STRUCTURE TABLE					
STRUCTURE NAME	RIM EL	STRUCTURE TYPE	INVERTS IN	INVERTS OUT	FRAME/GRATE
ST 1	942.05	ST 1		E = 938.05	R-3067
ST 2	942.05	ST 2	W = 937.90	S = 937.65	R-3067
ST 3	948.37	ST 3	N = 936.48 W = 944.03	S = 935.98	R-3067
ST 4	948.40	ST 4		E = 944.40	R-3067
ST 5	956.57	ST 5		W = 953.07	R-1710
ST 6	950.29	ST 6		W = 946.78	R-1710
ST 7	949.47	ST 7	E = 937.40 SE = 945.52	SW = 936.65	R-3067
ST 8	950.15	ST 8		NW = 945.90	R-3067
ST 9	949.49	ST 9	N = 935.76 NE = 935.76	SW = 934.76	R-1710
ST 10	937.33	ST 10	NE = 934.00		
ST 11	942.15	ST 11		E = 938.40	R-3067
ST 12	942.15	ST 12	W = 938.28	NE = 938.28	R-3067
ST 13	939.17	ST 13	SW = 938.00		
ST 14	959.30	ST 14	E = 948.10	W = 948.10	R-3067
ST 15	955.11	ST 15	E = 942.85	W = 942.85	R-3067
ST 16	954.90	ST 16		SW = 950.90	R-3067
ST 17	953.86	ST 17	NE = 948.47	W = 948.47	R-3067
ST 18	952.56	ST 18	E = 946.98	S = 946.98	R-3067
ST 19	952.47	ST 19	E = 940.14 N = 946.38	W = 940.14	R-1710
ST 20	952.43	ST 20		E = 948.68	R-3067
ST 21	950.57	ST 21	W = 946.82	E = 946.82	R-3067
ST 22	948.19	ST 22	N = 936.84 W = 945.02	S = 936.84	R-1710
ST 23	935.44	ST 23	E = 934.00		

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
STP 1	RCP	15	ST 1	ST 2	37	938.05	937.90	0.40%
STP 2	RCP	18	ST 2	ST 22	202	937.65	936.84	0.40%
STP 3	RCP	15	ST 4	ST 3	37	944.40	944.03	1.00%
STP 4	RCP	24	ST 3	ST 9	54	935.98	935.76	0.41%
STP 6	RCP	15	ST 6	ST 19	231	946.78	940.14	2.87%
STP 7	RCP	18	ST 8	ST 7	38	945.90	945.52	1.00%
STP 8	RCP	24	ST 7	ST 9	31	936.65	935.76	2.84%
STP 9	RCP	36	ST 9	ST 10	126	934.76	934.00	0.60%
STP 10	RCP	12	ST 11	ST 12	37	938.40	938.28	0.33%
STP 11	RCP	12	ST 12	ST 13	84	938.28	938.00	0.33%
STP 12	RCP	18	ST 22	ST 3	90	936.84	936.48	0.40%
STP 13	RCP	12	ST 20	ST 21	72	948.68	946.82	2.58%
STP 14	RCP	12	ST 16	ST 17	121	950.90	948.47	2.00%
STP 15	RCP	12	ST 17	ST 18	74	948.47	946.98	2.00%
STP 16	RCP	15	ST 19	ST 7	95	940.14	937.40	2.87%
STP 17	RCP	15	ST 18	ST 19	30	946.98	946.38	2.00%
STP 18	RCP	15	ST 14	ST 15	117	948.10	942.85	4.49%
STP 19	RCP	15	ST 5	ST 14	111	953.07	948.10	4.49%
STP 20	RCP	12	ST 21	ST 22	70	946.82	945.02	2.58%
STP 21	RCP	15	ST 15	ST 23	197	942.85	934.00	4.49%

SANITARY STRUCTURE TABLE			
STRUCTURE NAME	RIM EL	INVERTS IN	INVERTS OUT
SA 1	943.07		S = 938.36
SA 2	947.26	S = 938.46 N = 936.26	
SA 3	949.46	SE = 942.67	N = 942.57
SA 4	953.67	S = 943.66	NW = 943.56
SA 5	954.39		N = 944.00

SANITARY PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
SAP 1	PVC	12	SA 1	SA 2	163	938.36	936.26	1.29%
SAP 2	PVC	8	SA 3	SA 2	90	942.57	938.46	4.58%
SAP 3	PVC	8	SA 4	SA 3	171	943.56	942.67	0.52%
SAP 4	PVC	8	SA 5	SA 4	69	944.00	943.66	0.50%

COTTAGE GROVE COMMONS - PHASE 2

UTILITY PLAN

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

Project No: 120.0856.30
Sheet C 102

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

Sheet C 102

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GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS. DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

GENERAL LANDSCAPE NOTES CONT.

21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

GENERAL NOTES

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID.
5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNERS' REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
9. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

GENERAL NOTES CONT.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
18. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
19. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
25. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
8. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
CANOPY TREES						
	AG	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 1/2" Cal.	50'h x 40'w	B&B (MALE ONLY)
	RO	Quercus rubra	NORTHERN RED OAK	2 1/2" Cal.	60'h x 60'w	B&B
	SH	Gleditsia tricanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	50'h x 20'w	B&B
	SM	Acer x freemanii 'Sienna'	SIENNA GLEN MAPLE	2 1/2" Cal.	60'h x 40'w	B&B
	TE	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	55'h x 45'w	B&B
	LG	Tilia cordata	GREENSPIRE LINDEN	2 1/2" Cal.	40'h x 30'w	B&B
EVERGREEN TREES						
	AP	Pinus nigra	AUSTRIAN PINE	8'	50'h x 20'w	B&B
	SP	Pinus Sylvestris	SCOTCH PINE	8'	50'h x 20'w	B&B
	BL	Picea glauca 'Densata'	BLACK HILLS SPRUCE	8'	25'hx15'w	B&B
ORNAMENTAL TREES						
	PR	Malus x 'Prairifire'	PRAIRIFIRE CRABAPPLE	1 1/2" Cal.	20'h x 20'w	B&B
	JP	Pyrus calleryana 'Jazzam'	JACK FLOWERING PEAR	1 1/2" Cal.	20'h x 10'w	B&B
	AC	Prunus maaackii	AMUR CHOCKCHERRY	1 1/2" Cal.	25'h x 20'w	B&B
	BW	Betula populifolia 'Whitespire'	WHITESPIRE BIRCH TWIN	1 1/2" Cal.	40'h x 20'w	B&B
DECIDUOUS SHRUBS						
5'-7" SPREAD						
	RC	Cotoneaster horizontalis var. perpusilus	ROCK COTONEASTER	6" Ht.	1.5'h x 5'w	#5 CONT. (6' O.C.)
	SF	Forsythia x intermedia 'Mindor'	SHOW OFF FORSYTHIA	24" Ht.	6'h x 6'w	#5 CONT. (6' O.C.)
	UC	Aronia 'Erecta'	UPRIGHT RED CHOKEBERRY	18" Ht.	5'h x 5'w	#5 CONT. (6' O.C.)
	SN	Nipponica 'Snowmound'	SNOWMOUND SPIREA	24" Ht.	3'h x 5'w	#5 CONT. (6' O.C.)
7' + SPREAD						
	AS	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Ht.	15'h x 10'	#5 MULTI-STEM (9' O.C.)
	FS	Rhus aromatica	FRAGRANT SUMAC	24" Ht.	5'h x 8'w	#5 CONT. (7' O.C.)
	BV	Viburnum prunifolium	BLACKHAW VIBURNUM	24" Ht.	12'h x 12'w	#5 MULTI-STEM (9' O.C.)
	BR	Spiraea x vanhouttei	BRIDALWREATH	24 Ht.	8'hx10'w	#5 CONT. (7' O.C.)
	BH	Kolkwitzia amabilis	BEAUTYBUSH	24 Ht.	10'hx10'w	#5 CONT. (7' O.C.)
EVERGREEN SHRUBS						
2'-4" SPREAD						
	JJ	Juniperus procumbens 'Nana'	DWARF JAPANESE GARDEN JUNIPER	12" Ht.	1.5'h x 4'w	#5 CONT. (4' O.C.)
5'-7" SPREAD						
	BJ	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	1' Ht.	12'h x 7'w	#5 CONT. (6 O.C.)
	JA	Juniperus horizontalis 'Plumosa'	ANDORRA JUNIPER	6" Ht.	18'h x 5'w	#5 CONT. (6' O.C.)
	DY	T. Cuspidata 'Nana'	DWARF YEW (BREVIFOLIA)	18" Ht.	3'h x 6'w	#5 CONT. (6' O.C.)
7' + SPREAD						
	MP	Pinus mugo var. pumilio	DWARF MUGO PINE	24" Ht.	4'h x 10w	#5 CONT. (8' O.C.)
	RW	Rhododendron catawbiense 'Album'	WHITE CATAWBA RHODODENDRON	24" Ht.	6'h x 7w	#5 CONT. (6' O.C.)
	TY	T. x media 'tauntoni'	TAUNTON YEW	24" Ht.	4'h x 7w	#5 CONT. (6' O.C.)
ORNAMENTAL GRASSES						
	BA	Bouteloua gracilis 'blonde ambition'	BLONDE AMBITION BLUE GRAMA GRASS	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)
	SS	Panicum virgatum 'shenandoah'	SHENANDOAH SWITCH GRASS	8" Ht.	48" Ht.	#1 CONT. (6' O.C.)
	PD	Sporobolus heterolepis	PRAIRIE DROPEED	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)
	LB	Schizachyrium scoparium	LITTLE BLUESTEM	8" Ht.	36" Ht.	#1 CONT. (3' O.C.)

VILLAGE OF COTTAGE GROVE LANDSCAPE REQUIREMENTS

REQUIREMENTS BASED ON MULTI-FAMILY RESIDENTIAL - 10 (MR-12)

BUILDING FOUNDATION

REQUIREMENT: 40 POINTS PER 100 FEET OF BUILDING FOUNDATION
NO TREES SHALL BE COUNTED TOWARDS REQUIREMENT
REQUIRED: 3,134 LF / 100 X 40 = 1,254 POINTS
PROVIDED: 1,390 POINTS

STREET FRONTAGE

REQUIREMENT: 40 POINTS PER 100 LINEAR FEET OF STREET FRONTAGE
ALL LANDSCAPE SHALL BE LOCATED WITHIN 10' OF THE ROW
SHRUBS NOT COUNTED TOWARDS TOTAL. A MINIMUM OF 50% CLIMAX TREES AND 30% MEDIUM TREES
REQUIRED: COUNTY HIGHWAY 10 = 2,440 LF / 100 X 40 = 976 POINTS
TOTAL POINTS PROVIDED = 780 POINTS

PAVED AREAS

REQUIREMENT: 80 POINTS PER 20 PARKING STALLS OR 10,000 SF OF PAVED AREA
MIN OF 30% OF POINTS DEVOTED TO CLIMATE TREES AND 40% TO SHRUBS
REQUIRED: 110 PARKING STALLS / 20 PARKING STALLS X 80 = 440 POINTS
TOTAL POINTS PROVIDED = 450 POINTS

DEVELOPED LOTS

REQUIREMENT: 20 POINTS PER 1,000 SF OF BUILDING FOOTPRINT
ALL PLANT CATEGORIES CAN BE USED TO MEET REQUIREMENT
REQUIRED:130,798 SF / 1,000 SF X 20 = 2,616 POINTS
TOTAL POINTS PROVIDED = 2,620 POINTS

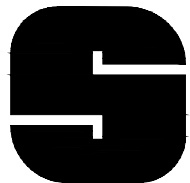
TOTAL POINTS REQUIRED: 2,616
TOTAL POINTS PROVIDED: 2,620

COTTAGE GROVE COMMONS - PHASE 2

LANDSCAPE NOTES

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. I



SNYDER & ASSOCIATES

Project No: 120.0856.30

Sheet L 100

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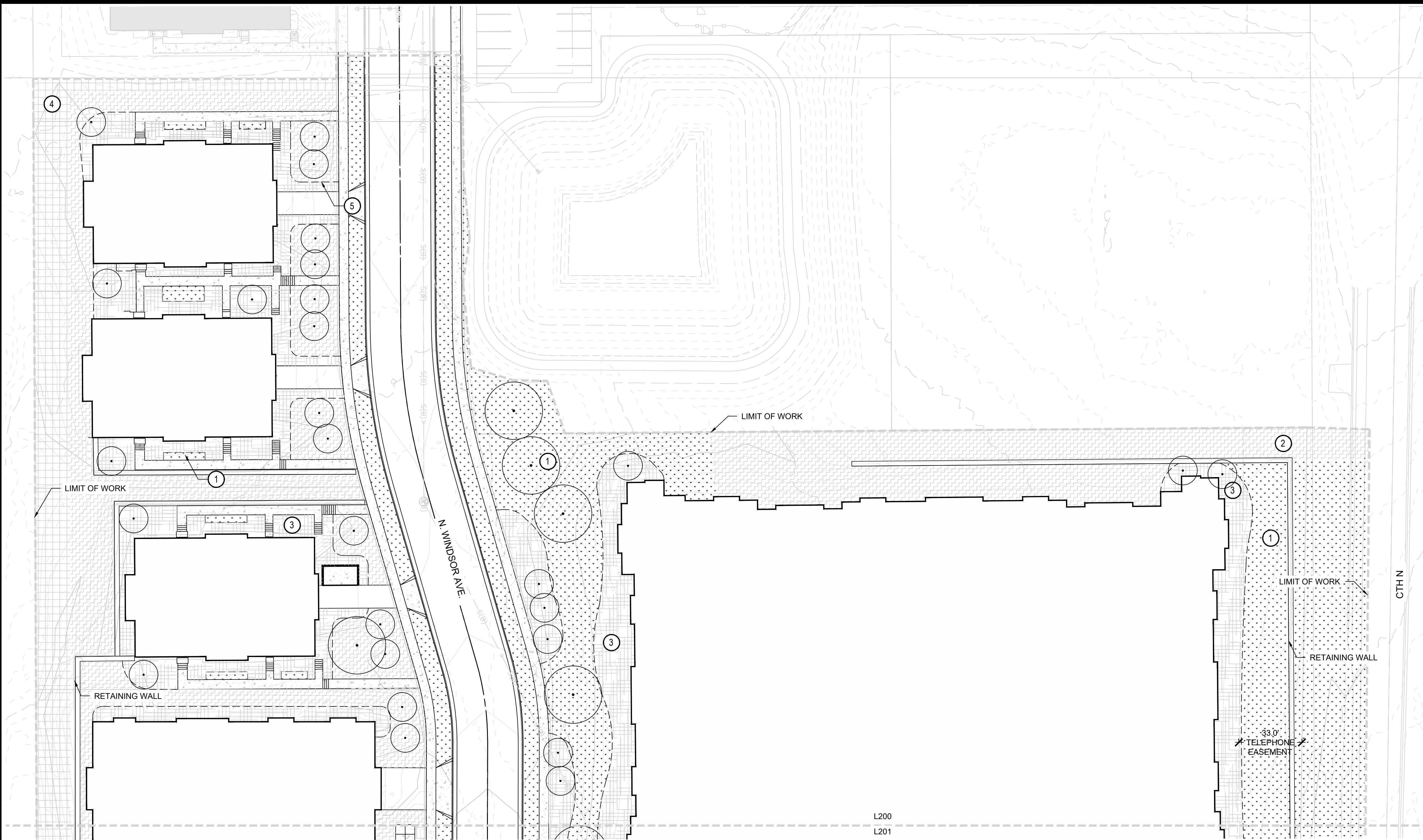
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Project No: 120.0856.30

BY	DATE	REVISION	Checked By:	Engineer:	MARK
			MJC	BCA	
			Date:	Technician:	
			08-24-2020	TECH	

Scale: 1" = TTN-RRW-SS T-R-S: TTN-RRW-SS

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LANDSCAPE PLAN

LANDSCAPE CONSTRUCTION NOTES

1. BLACK BEAUTY TALL FESCUE KENTUCKY BLUEGRASS (TFKB SOD) PROVIDED BY PAUL'S TURF & TREE NURSERY (608.655.3600) OR APPROVED EQUAL.
2. "EARTHCARPET" TURF SEED PROVIDED BY CERTIFIED PRODUCTS, INC. (262.542.2270) OR APPROVED EQUAL.
3. PROVIDE 3" DEPTH SHREDDED HARDWOOD MULCH AROUND ALL STAND-ALONE TREES TO A MIN. 3-FOOT PERIMETER, AND IN ALL AREAS NOTED ON PLANS OVER GEO-TEXTILE WEED CONTROL FABRIC. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE WHEN PERIMETER IS NOT CONCRETE CURB.
4. NATIVE SEED SHALL BE "LAND RESTORATION SEED MIX FOR MEDIUM SOILS" PROVIDED BY PRAIRIE NURSERY (1.800.476.9453) OR APPROVED EQUAL.
5. MULCHED LANDSCAPE BEDS SHALL HAVE A SPADED VERTICAL EDGE AT 4" DEPTH WHEN PERIMETER IS NOT CONCRETE SIDEWALK OR CURB.
6. REFER TO CONSTRUCTION SEQUENCE FOR NOTES REGARDING SITE RESTORATION.

LANDSCAPE LEGEND

- ① SOD, REFER TO CONSTRUCTION NOTES FOR TYPE
- ② TURF SEED
- ③ SHRUB BED WITH HARDWOOD MULCH (DOES NOT INCLUDE STAND-ALONG TREES OUTSIDE SHRUB BED AREAS), REFER TO CONSTRUCTION NOTES FOR TYPE
- ④ NATIVE SEED
- SPADE CUT EDGER AT 4" DEPTH
- LIMIT OF WORK
- MATCHLINE
- DECIDUOUS CANOPY TREE
- LARGE DECIDUOUS ORNAMENTAL TREE
- EVERGREEN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

PLANT SCHEDULE

QTY	KEY	COMMON NAME
CANOPY TREES		
	AG	AUTUMN GOLD GINKGO
	RO	NORTHERN RED OAK
	SH	SKYLINE HONEYLOCUST
	SM	SIENNA GLEN MAPLE
	TE	TRIUMPH ELM
	LG	GREENSPIRE LINDEN
EVERGREEN TREES		
	AP	AUSTRIAN PINE
	SP	SCOTCH PINE
	BL	BLACK HILLS SPRUCE
ORNAMENTAL TREES		
	PR	PRAIRIFIRE CRABAPPLE
	JP	JACK FLOWERING PEAR
	AC	AMUR CHOCKCHERRY
	BW	WHITESPIRE BIRCH TWIN
DECIDUOUS SHRUBS		
5'-7' SPREAD		
	RC	ROCK COTONEASTER
	SF	SHOW OFF FORSYTHIA
	UC	UPRIGHT RED CHOKEBERRY
	SN	SNOWMOUND SPIREA
7' + SPREAD		
	AS	AUTUMN BRILLIANCE SERVICEBERRY
	FS	FRAGRANT SUMAC
	BV	BLACKHAW VIBURNUM
	BR	BRIDALWREATH
	BH	BEAUTYBUSH
EVERGREEN SHRUBS		
2'-4' SPREAD		
	JJ	DWARF JAPANESE GARDEN JUNIPER
5'-7' SPREAD		
	BJ	BUFFALO JUNIPER
	JA	ANDORRA JUNIPER
	DY	DWARF YEW (BREVIFOLIA)
7' + SPREAD		
	MP	DWARF MUGO PINE
	RW	WHITE CATAWBA RHODODENDRON
	TY	TAUNTON YEW
ORNAMENTAL GRASSES		
	BA	BLONDE AMBITION BLUE GRAMA GRASS
	SS	SHENANDOAH SWITCH GRASS
	PD	PRAIRIE DROPSEED
	LB	LITTLE BLUESTEM

COTTAGE GROVE COMMONS - PHASE 2

LANDSCAPE PLAN

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0856.30

Sheet L 200

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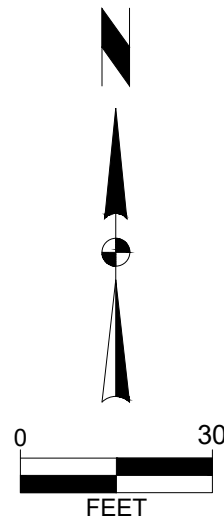
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MARK	REVISION	DATE	BY
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Technician: TECH	Date: 09-24-2020	T-R-S: TTN-RRW-SS	

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COTTAGE GROVE COMMONS - PHASE 2

LANDSCAPE PLAN

VILLAGE OF COTTAGE GROVE, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 120.0856.30

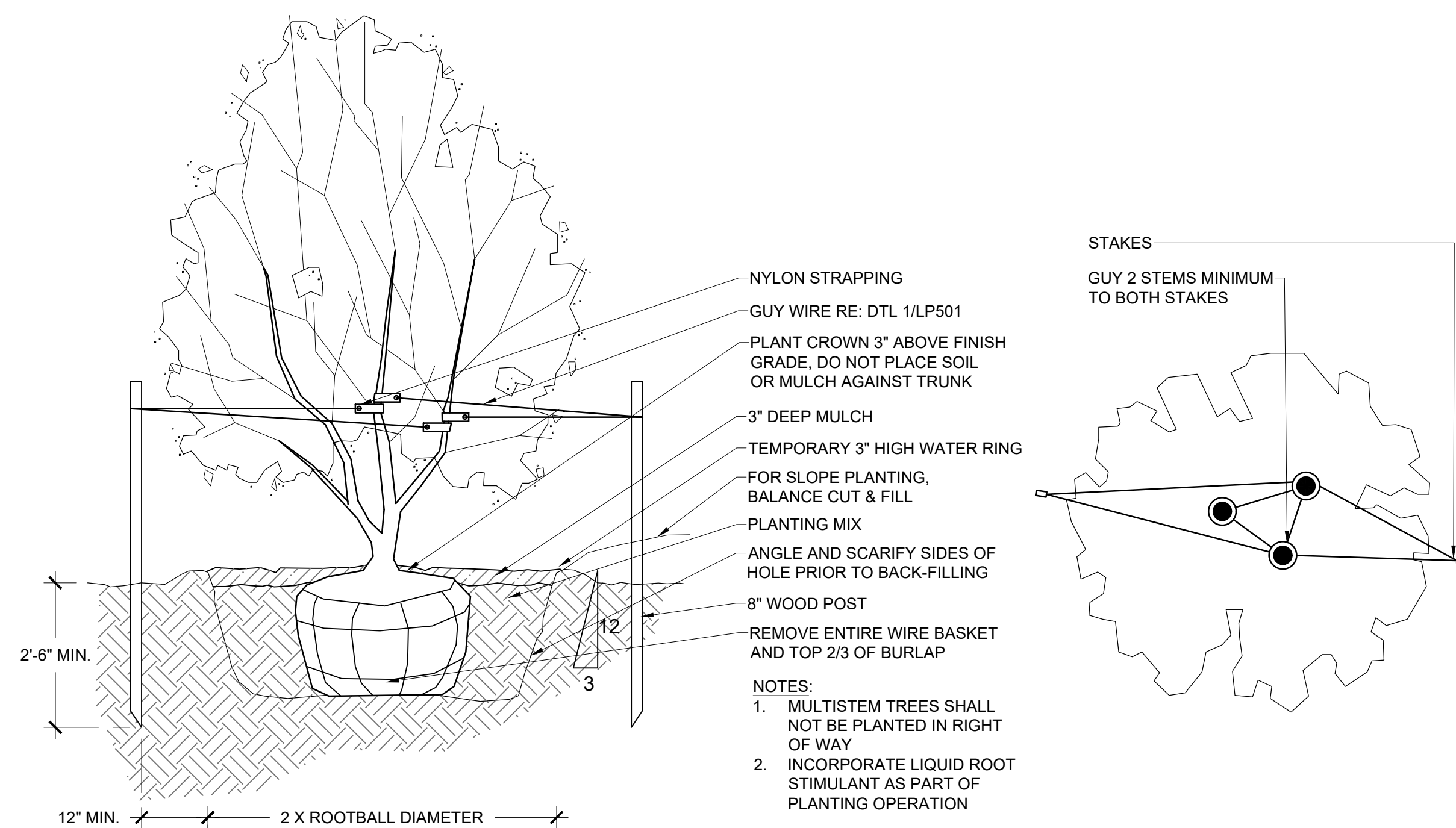
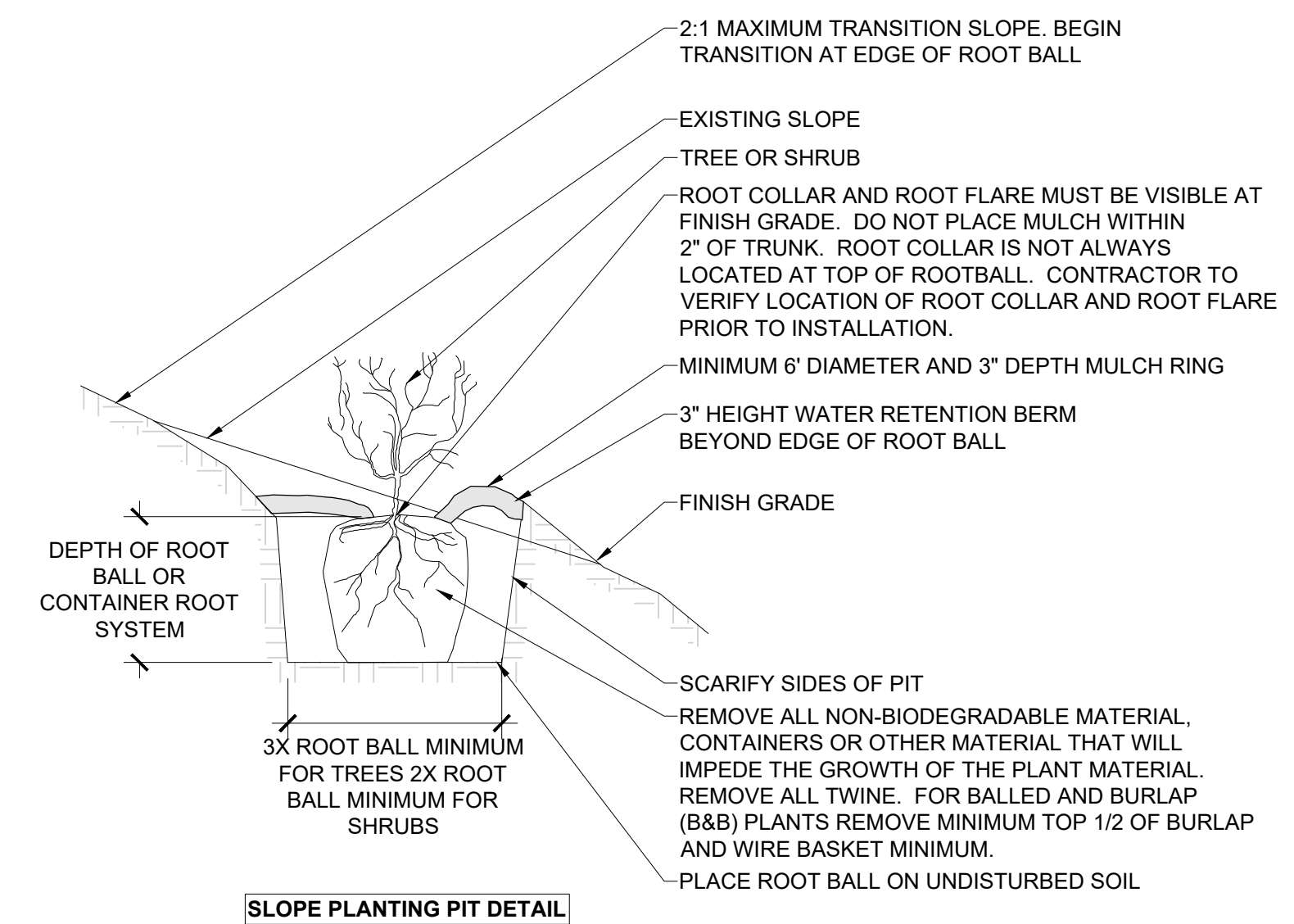
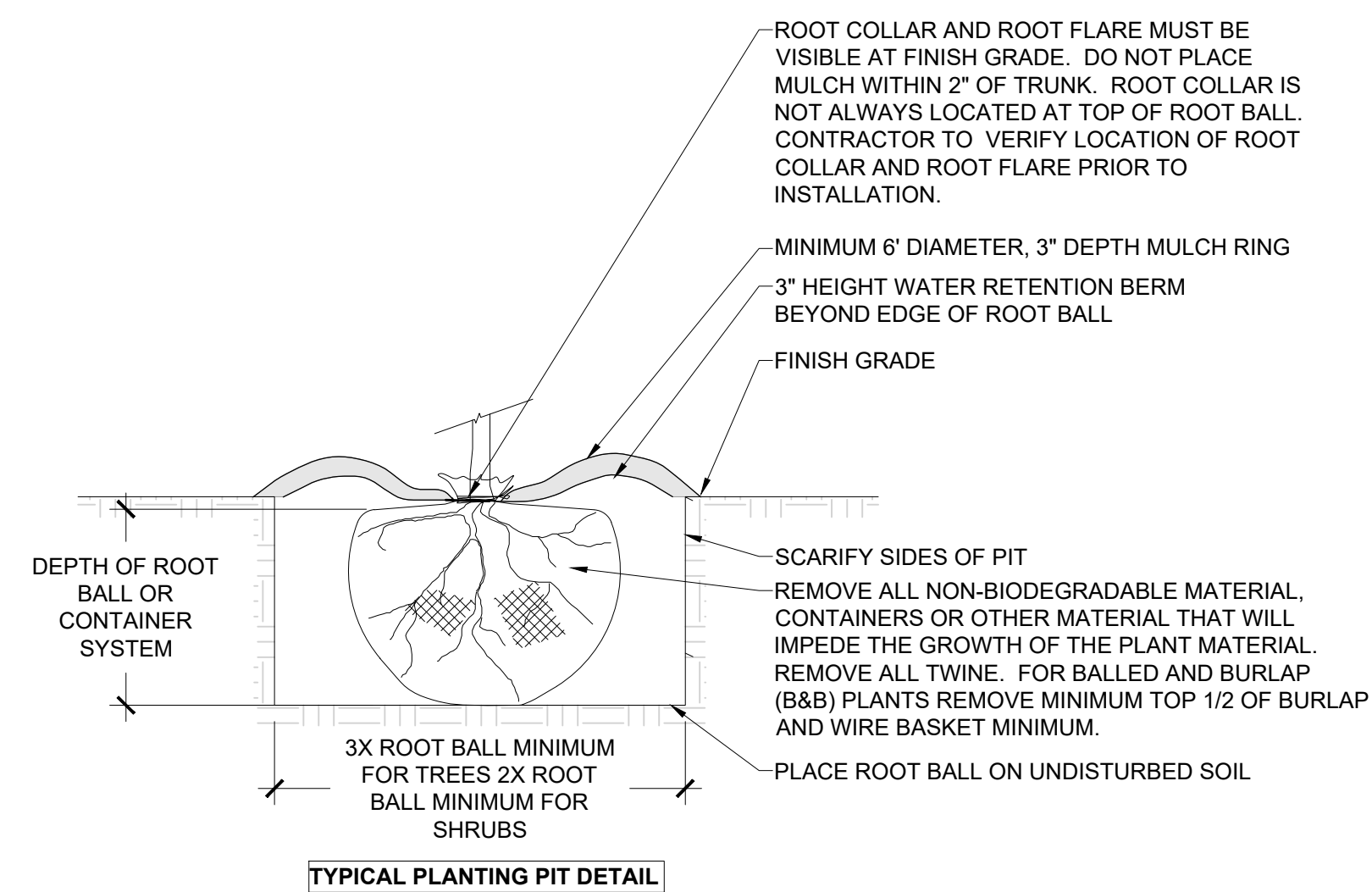
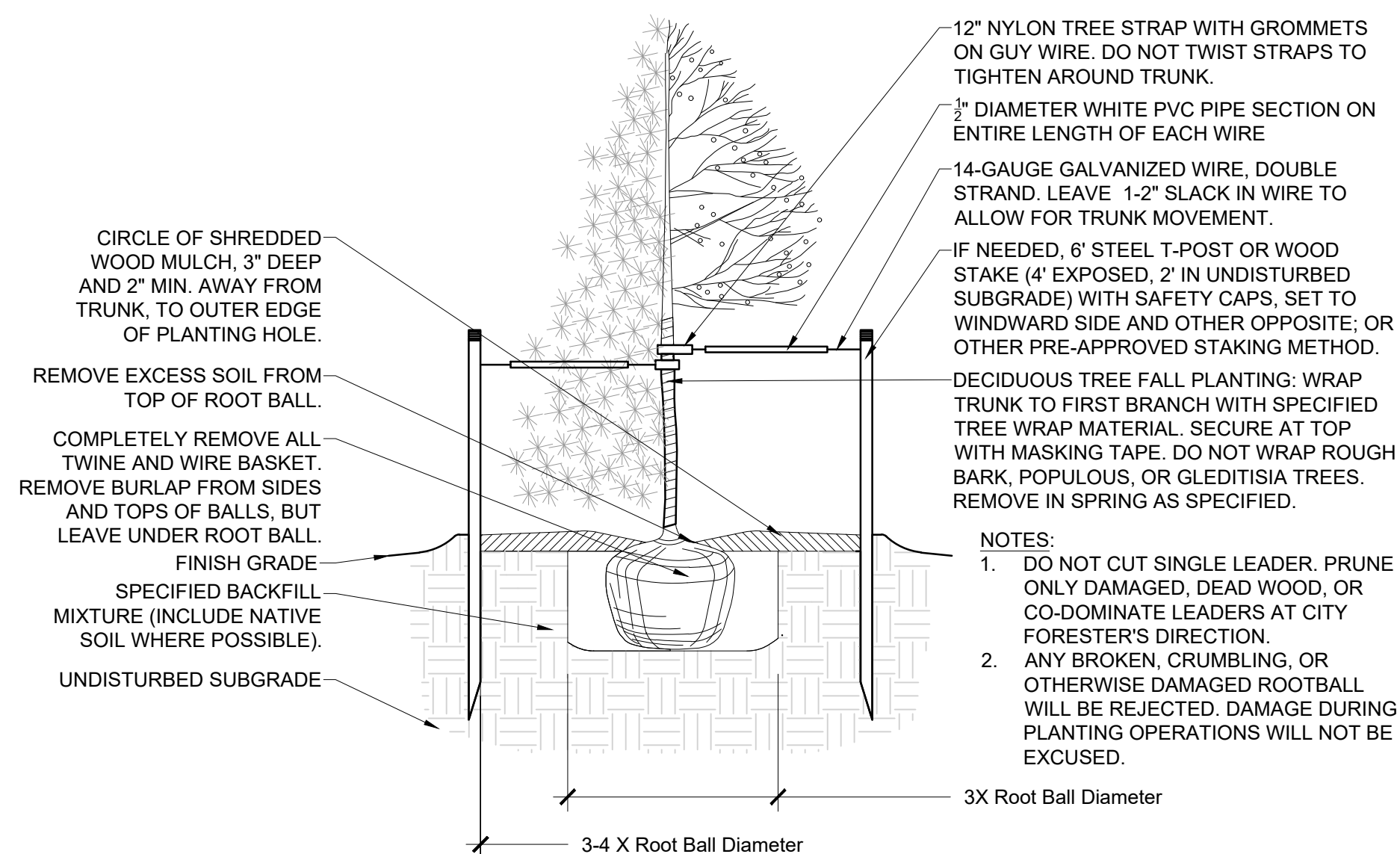
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MARK	REVISION	DATE	BY
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Technician: TECH	Date: 09-24-2020	T-R-S: TTN+RRW-SS	

Project No: 120.0856.30

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